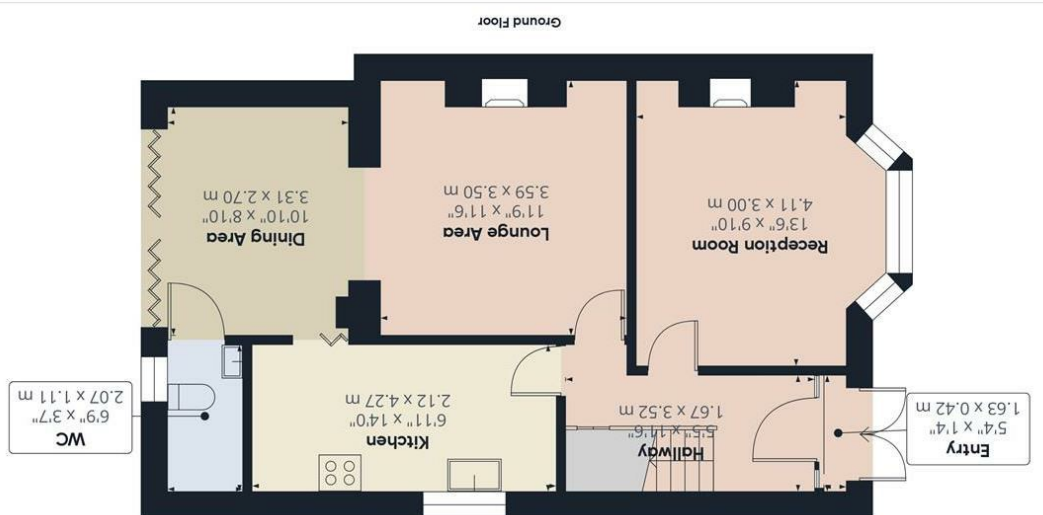


(1) Excluding balconies and terraces



Hallway 5'5" x 11'6" (1.67 x 3.52)
 Reception room 13'5" x 9'10" (4.11 x 3.00)
 Lounge area 11'9" x 11'5" (3.59 x 3.50)
 Kitchen 6'11" x 14'0" (2.12 x 4.27)
 Dining area 10'10" x 8'10" (3.31 x 2.70)
 WC
 First floor landing
 Bedroom 11'1" x 13'7" (3.40 x 4.15)
 Bedroom 10'4" x 10'0" (3.17 x 3.06)
 Bedroom 7'10" x 7'7" (2.41 x 2.32)
 Bathroom 6'6" x 5'6" (1.99 x 1.69)



- Reception room
- Extended lounge/diner
- Kitchen
- WC/Utility
- Three bedrooms
- Enclosed rear garden
- Garage and parking

PROPERTY TYPE House
BEDROOMS 3
RECEPTION ROOMS 2
BATHROOMS 1
EPC RATING D
COUNCIL TAX BAND C



Occupying a pleasant backwater position on the Kingswood/Hanham borders, extended end of terrace family property.

The accommodation comprises entrance porch, hallway, a separate reception room, extended lounge/dining room, downstairs cloakroom/utility and a kitchen.

To the first floor are three bedrooms and a bathroom.

Outside, to the rear is an enclosed garden with southerly aspects and a garage. To the front is a gravelled frontage providing off street parking.

Ideally positioned for access to popular local schools, a prompt viewing is highly recommended.

the location

Set between the high streets of Hanham and Kingswood, Elmfield offers excellent access to the Avon ring road, the Bristol to Bath cycle path and the retail facilities of Longwell Green district centre including Marks and Spencers, Costa and a leisure centre, which is within walking distance. The bus into Bristol is also just 5 minutes walk from the property. Bristol 3.9 miles Bath 9 miles

what the owners will miss

"We will miss our neighbours, the local greenspace for walking our dog and our lovely home which we have enjoyed for many years."

just a thought...

Ideal home for the growing family in this popular established area.